



Pashko Ujkic, Chairperson  
David Graef, Vice Chairperson  
Junina Jean, Secretary  
Derek D'Angelo

Dale Deming  
Raymond Washburn  
Leonard Reinowski

Regular Meeting to be held at  
Sterling Heights City Hall  
40555 Utica Road  
7:00 p.m.

### AGENDA ITEMS:

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. CORRESPONDENCE
5. PUBLIC HEARINGS

**A. PZBA18-0042 – Albert Spahi**

Requesting board approval for a use variance which if granted would allow for a community gathering facility (event facility not in a stand-alone building) to be located within the designated tenant space.

Location: West side of Mound between 17 and 18 Mile Road

Property address: 39505 Mound Road

Current Zoning: C-3 General Business District

**B. PZBA19-0001 – Charles Kim**

Requesting board approval for a use variance which if granted would allow a massage establishment within the designated tenant space in a C-1 Local Convenience Business District.

Location: East side of Dequindre Road, south of Seventeen Mile Road

Property address: 38904 Dequindre Road

Current Zoning: C-1 Local Convenience Business District

**C. PZBA19-0002 – Total Tool - Alex Jovanoski**

Requesting board approval for a variance which if granted would allow for a front yard setback of twenty-five (25) feet where thirty-five (35) feet is required for an approximate 3,600 square foot industrial building addition in the M-1 Light Industrial District.

Location: East side of Merrill, between 19 and 19 ½ Mile Road

Property address: 43430 Merrill Road

Current Zoning: M-1 Light Industrial District

**D. PZBA19-0003 – Liberty Church – Chad Asman**

Requesting board approval for a variance which if granted would reduce the moderate level screening (installation of a four (4) foot tall masonry wall) to a minor level screening with evergreen screening along the South property line for the proposed place of worship.

Location: West side of Ryan Road, south of Fifteen Mile Road

Property address: 34725 Ryan Road

Current Zoning: R-60 One Family Residential District.

6. APPROVAL OF MINUTES

January 24, 2019

January 31, 2019



- 7. NEW BUSINESS
- 8. OLD BUSINESS

**A. PZBA18-0036- Secluded Pines (Tom Cappuso)**

Requesting board approval for a use variance to permit a ten (10) unit multiple family development that would also include two dimensional variances that would permit a ten unit structure and to permit a single building to be 183 feet in length in a proposed RM-1 District.

Location: East side of Ryan Road, south of Berkshire Drive

Property address: 44430 Ryan Road

Current Zoning: RM-100 One Family Residential District

- 9. PUBLIC PARTICIPATION
- 10. ADJOURNMENT

NEXT MEETING DATE: March 28, 2019

Pashko Ujkic, Chairman  
Zoning Board of Appeals

**PLEASE NOTE:**

FOR ALL PUBLIC HEARING ITEMS, ANY INTERESTED PERSON MAY APPEAR AND COMMENT IN PERSON OR BY AGENT OR ATTORNEY UPON THE SCHEDULED AGENDA ITEM DURING THE PUBLIC HEARING BEING HELD ON THE DATE AND TIME, AND AT THE LOCATION NOTED ABOVE. WRITTEN COMMENTS MAY BE SUBMITTED TO THE OFFICE OF PLANNING, 40555 UTICA ROAD, STERLING HEIGHTS, MICHIGAN 48311-8009 OR AT [CMCLEOD@STERLING-HEIGHTS.NET](mailto:CMCLEOD@STERLING-HEIGHTS.NET) UP TO THE MEETING TIME.

COPIES OF THE APPLICATION AND RELATED DOCUMENTS PERTAINING TO ANY REQUEST ON THE AGENDA ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF PLANNING DURING REGULAR BUSINESS HOURS AND AT THE MEETING FOR THE PUBLIC HEARING. ANY QUESTIONS REGARDING THE ABOVE ITEMS SHOULD BE DIRECTED TO THE OFFICE OF PLANNING AT 586-446-2360.

THE CITY OF STERLING HEIGHTS WILL PROVIDE NECESSARY REASONABLE AUXILIARY AIDS AND SERVICES TO INDIVIDUALS WITH DISABILITIES AT THE MEETING UPON SEVEN DAYS NOTICE TO THE COMMUNITY RELATIONS OFFICE AT 586-446-2470.

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